

**RICHARD CORTES, PA**  
**AA #26002753**  
**7700 SW 115 STREET**  
**PINECREST, FLORIDA 33156**  
**(305) 233-0858**

February 25, 2015

Zoning Hearing Section  
111 NW 1 Street  
Miami, FL 33128

Re: New Residence For:  
Mr. & Mrs. Doner Garcia  
7001 SW 79 Court  
Miami, Florida 33343

**LETTER OF INTENT (REVISED)**

The intent of this application is to divide the current lot in two halves and to allow 2 separate residences. The current property has two folio numbers and we are requesting to divide them along the same line; 202.46' on the west half referred to as Lot "A" less a required +/-25' road dedication for SW 79 court for a net size of 177.46' and 167.44' on the east half referred to as Lot "B". Lot B is to also to dedicate a 25'x25' area on the NE corner of the lot.

**Lot A**

Gross lot area: 37,455 sq. ft.

Net land area: 32,830 sq. ft.

In addition to allowing a smaller gross and net lot area which is consistent with the neighborhood we are requesting a building foot print to be increased from the allowed 6,566 sq. ft. (20%) to 7,372 sq. ft. (22.5%) We are also requesting the depth of the lot to be allowed at 177.46'

**Lot B**

Gross lot area: 31,601 sq. ft.

Net land area: 30,359 sq. ft.

Also in addition to allowing a smaller gross and net lot area which is again consistent with the neighborhood, we are also requesting that the frontage be allowed to be 50' were 125' is required and for the lot to be accessible from SW 70 Street and that the front of the property be defined as the east property line.

We are also requesting the depth of the lot to be allowed at 142.46' with only a 25' front setback and 23'-7" rear setback. In addition, we are requesting a building foot print to be increased from the allowed 6,075 sq. ft. (20%) to 7,896 sq. ft. (26.0%)

The proposed project on the said lot is design and is intended to be built in two phases and the plans are prepared accordingly.

My clients bought this property under the assumption that having two folio numbers and having two street frontages it was in fact two buildable lots and under the request of these variances and with these issues brought before you we can only expect an approval from your department.  
If you have any questions, please do not hesitate to contact my office.

Respectfully,

Richard Cortes, Architect  
AR #0014236

